

SECTION 5: NEIGHBORHOOD COMMERCIAL (NC)

5.1 Purpose. The purpose of this district is to provide for smaller-scale retail and service activities frequently required by neighborhood residents on a day-to-day basis, while still maintaining compatibility with adjacent residential land uses.

5.2 Principal Uses. Principal uses permitted in the NC Zoning District are listed below. With the exception of agriculture and agricultural structures, any new construction associated with principal uses require an administrative land use permit from the Planning Department prior to any construction. See section 7 for an explanation of the permitting process.

Use	Comments
Agriculture and Agricultural Activity	
Daycare facilities in compliance with applicable state regulations	
Establishments Serving Alcohol	
Essential Services, Type I	
Financial Institutions and Services	
Health and Exercise Establishments	
Home-Based Businesses and Home Occupations	
Medical and Dental clinics	
Mobile Home Parks	
Offices	Excluding commercial antennas.
Public and Quasi-Public Institutions	
Religious Organizations and places of Worship	
Residential	Includes single-family residences up to and including four-plexes (including apartments). Also includes accessory uses, guesthouses, and caretakers residences. Accessory dwelling units on a parcel shall not exceed more than two.
Restaurants	Excluding drive-through windows
Riding Stables	
Schools	
Services, Personal and Business	
Wind and Solar Towers	

5.3 Conditional Uses. Conditional uses permitted in the NC Zoning District are listed below. A conditional uses will require a conditional use permit (CUP) prior to establishment. A CUP

will require a public hearing and may require conditions to mitigate potential impact to surrounding properties. If a conditional use is approved, any new construction will require a land use permit.

Use	Comments
Automobile fuel sales	
Automobile washing establishment	
Bed and Breakfast Inns	
Communication Towers	Outside of platted subdivisions
Community Centers	
Convenience uses	
Essential Services, Type II	
Golf Courses and Country Clubs	
Non-Conforming Uses, Expansion	
Nursing and Residential Care Facilities	
Repair	
Repair, Light Goods	
Residential	Residential uses exceeding four-plex units
Restaurants	Including drive-through windows
RV Parks and Recreational Campgrounds	
Sand and Gravel Mining Operations	
Self-Storage	
Special Events Facilities	

5.4 Required Property Line Setbacks.

5.4.1 Setbacks. There are no minimum property line setbacks. Property line setbacks are controlled by the landscape buffers described in Section 6.2.5. For residential uses, setbacks shall be controlled by existing covenants (lot owners are responsible for providing current covenant restrictions).

5.4.4 Exemptions: When a lot owner owns multiple lots, lot owners may build across lot lines and use a zero lot line. Setbacks and/or landscaped buffers apply on the outer lot lines.

5.5 Building Height. Building height is controlled by existing covenants (lot owners are responsible for providing current covenant restrictions). If covenants are not available, building height shall be limited to three stories above average grade OR 50 feet.

5.6 Density. No minimum lot size *TO BE DETERMINED*

5.7 Other Standards.

5.7.1 Residential and Commercial uses may be mixed in the same building.

5.7.2 Businesses shall be located in structures no larger than 5,000 square feet.

5.7.3 Refer to Section 6 for other potential development standards which may apply.